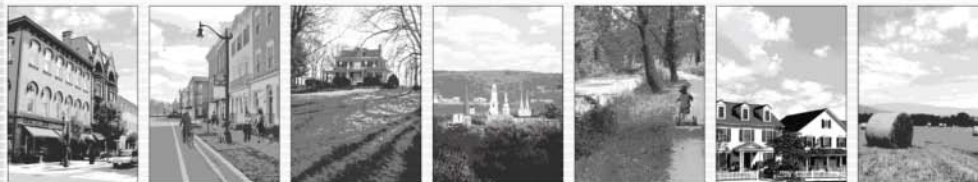


FREDERICK COUNTY'S FUTURE



MANY PLACES , ONE COMMUNITY

A COMPREHENSIVE PLAN FOR FREDERICK COUNTY, MARYLAND

ADOPTED APRIL 2010

Where We Were...

Growth Impacts since 1998 Plan Update

1,950 Dwellings/Year

**Roads, Water/Sewer, Schools, Emergency Services,
Community Facilities**

New State Mandates

Water Resources Element

Priority Preservation Areas

Workforce Housing

New State Visions

Where We Were...

Many Places...One Community

1959 – First Comprehensive Plan Effort

1998 – Most Recent Countywide Plan

Where We Were...

BOCC Growth Management Initiative

Amend Adequate Public Facilities Ordinance

Revise Countywide Comprehensive Plan

Revise Countywide Zoning Map

What We Did...

Undertook most open and transparent planning process to date:

On-line Survey: over 1,100 responses

Outreach Meetings: met with 21 with Boards, Commissions and community organizations

Open Houses: 3 series of open houses, 12 total, 500+ people attended

What We Did...

Two mailings: 16,000+ plan letters

3,000+ zoning letters

FCPC Hearings: 82 speakers, 200+ attended

BOCC Hearings: 78 speakers, 150+ attended

Workshops: 34 total FCPC, 20 total BOCC

Overall: 100 Public Meetings/2 Years

What We Did...

New Format and Organization

Introduces General Plan Components

Themes, Goals, Policies, Actions

Facilitates future updates

A more dynamic document

What We Did...

**Provided framework for maintaining
County's distinct places, 'Community Concept'**

Work toward consensus with Municipalities

Addressed State Mandates & Visions

Established New Planning Process

Where We're Going...

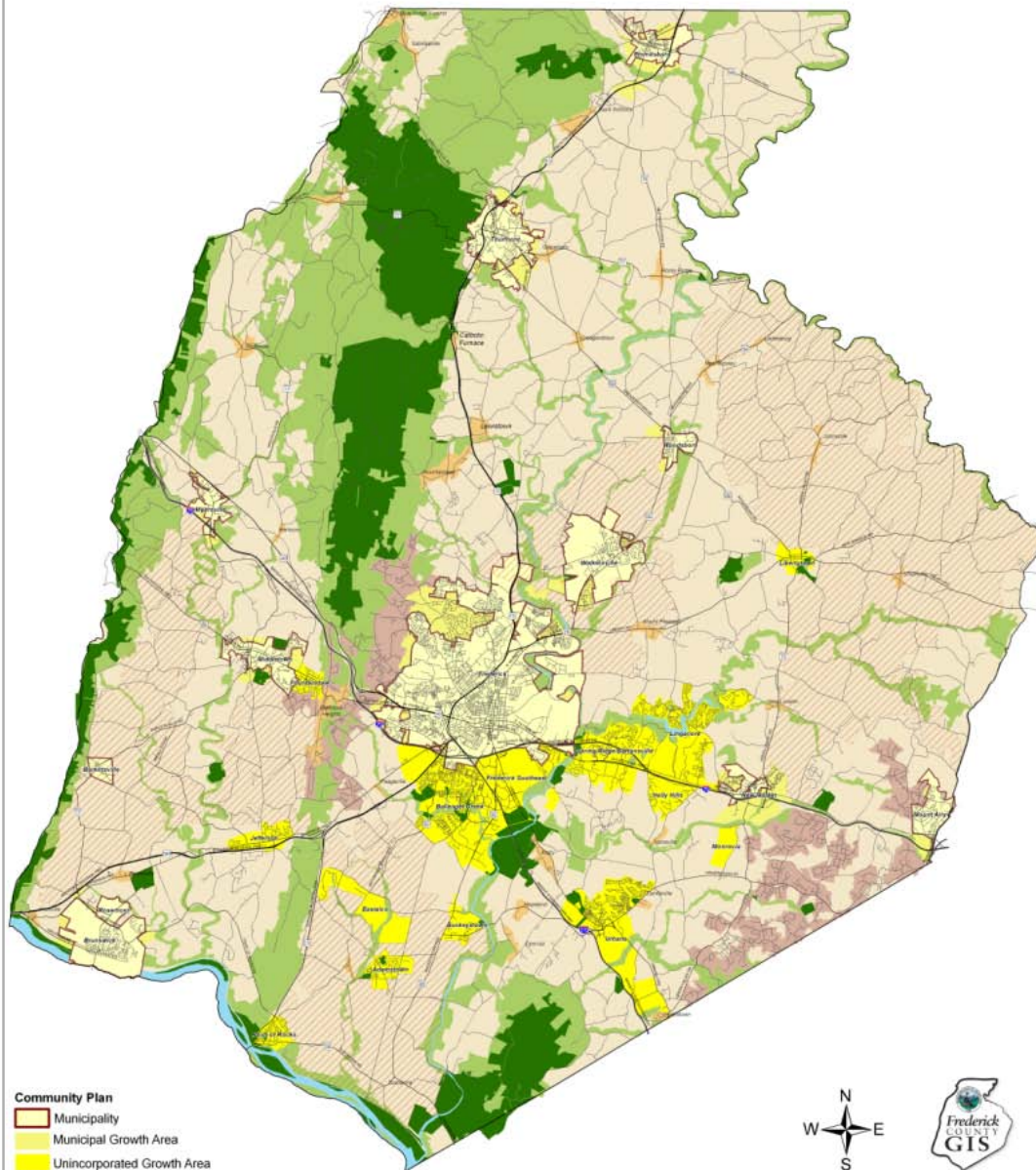
GENERAL PLAN COMPONENTS

Community Plan

Agricultural and Rural Communities Plan

Green Infrastructure Plan





- Community Plan**
- Municipality
 - Municipal Growth Area
 - Unincorporated Growth Area
- Agriculture & Rural Community Plan**
- Agricultural/Rural
 - Priority Preservation Areas
 - Rural Community
 - Rural Residential
- Green Infrastructure Plan**
- Parks & Protected Lands
 - Natural Resource Areas

General Plan Adopted as part of the Countywide Comprehensive Plan March 25, 2010 Frederick County, Maryland



While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis.

Prepared By Frederick County Division of Planning
 March 15, 2010

Where We're Going...

ACCOMMODATES FUTURE GROWTH

THE PLAN INCLUDES:

17,500 RESIDENTIAL DWELLINGS IN PIPELINE +

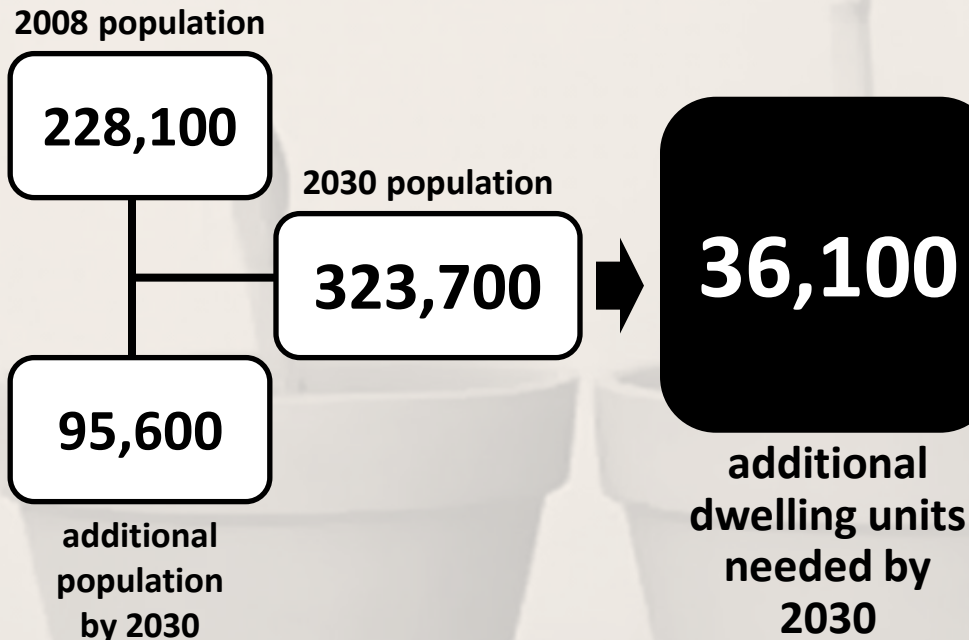
1,951 ACRES UNDEVELOPED RESIDENTIAL +

3,026 ACRES UNDEVELOPED COMMERCIAL INDUSTRIAL

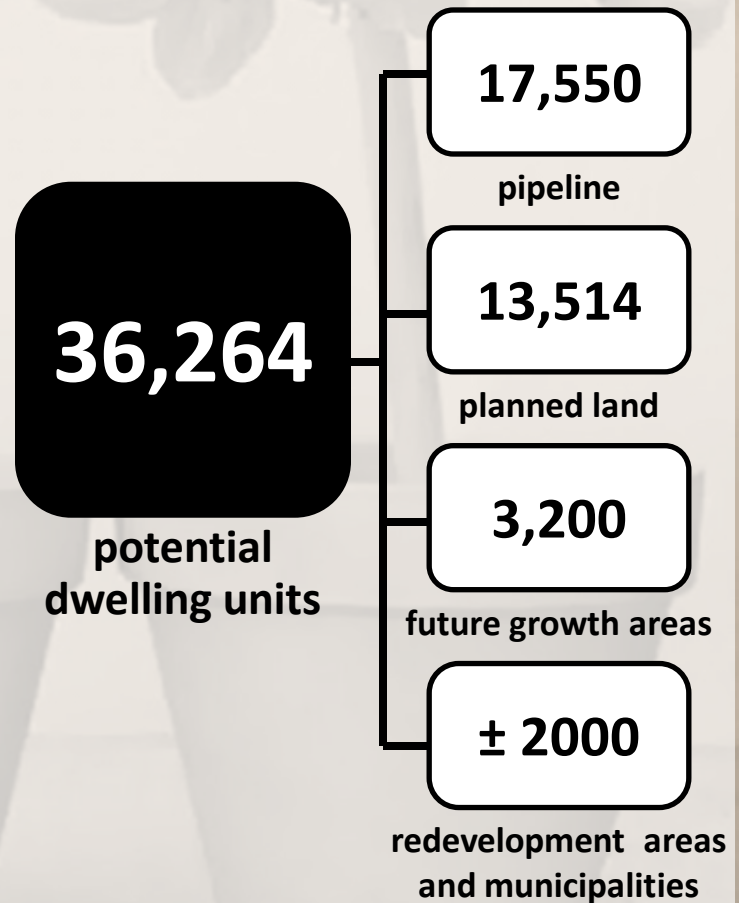
EXCLUSIVE OF UNDEVELOPED LAND IN MUNICIPALITIES

Where We're Going...

Projected Demand



Planned Supply



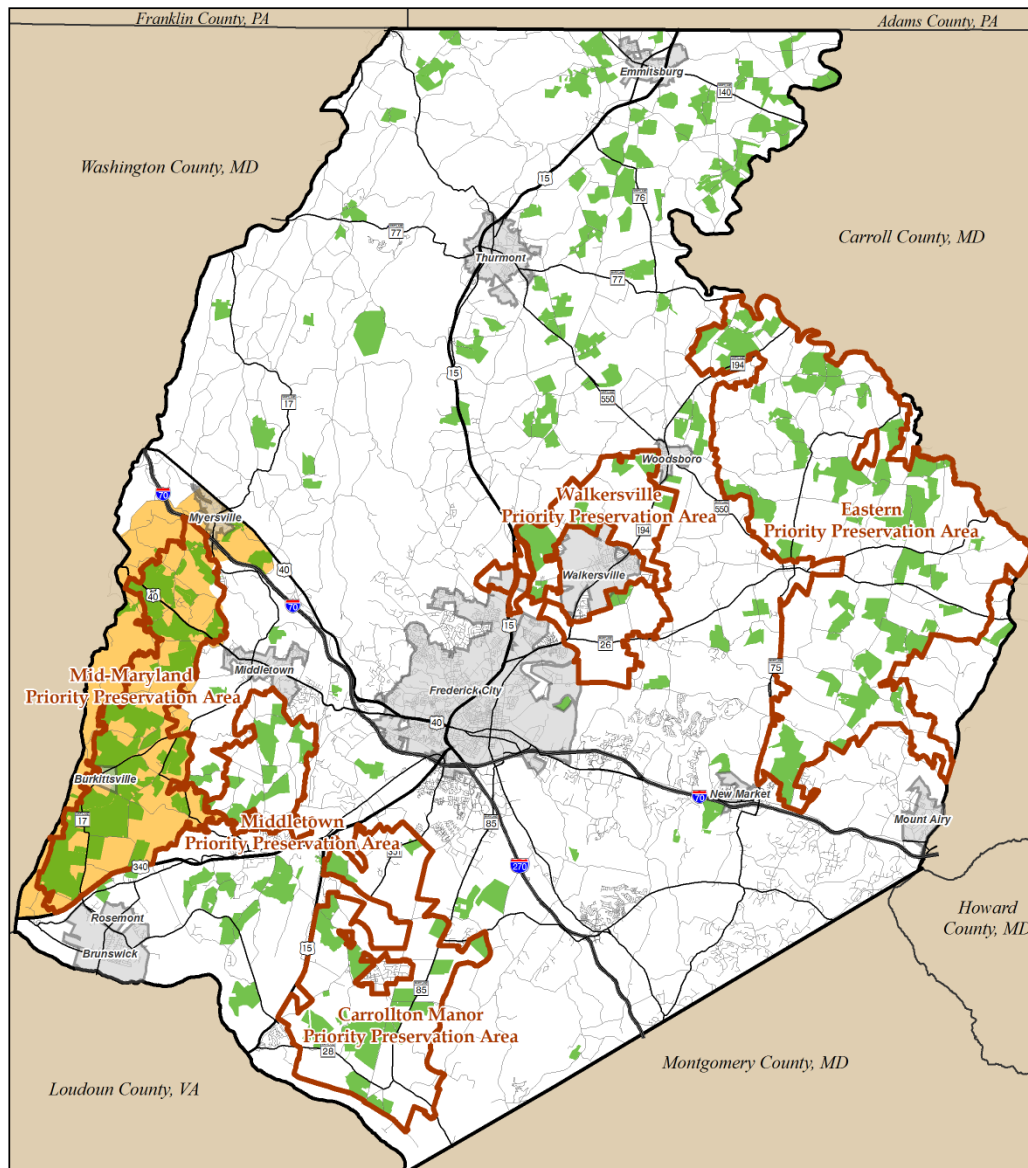
Where We're Going...

PRESERVING OUR AG/RURAL COMMUNITY

5 PPA's ESTABLISHED

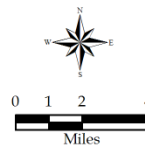
@ 100,000 ACRES TARGETED

**PRIME FARMLAND, EXISTING CLUSTERS,
PREDOMINANCE OF LARGE FARM PARCELS,
HIGH VALUE AG ENTERPRISES**



Agricultural Preservation & Priority Preservation Areas

- Permanent Agricultural Preservation Easements
Includes Critical Farms Options
- Rural Legacy Area
- Priority Preservation Area



Division of Planning
GIS & Data Services Section

April 8, 2010

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Where We're Going...

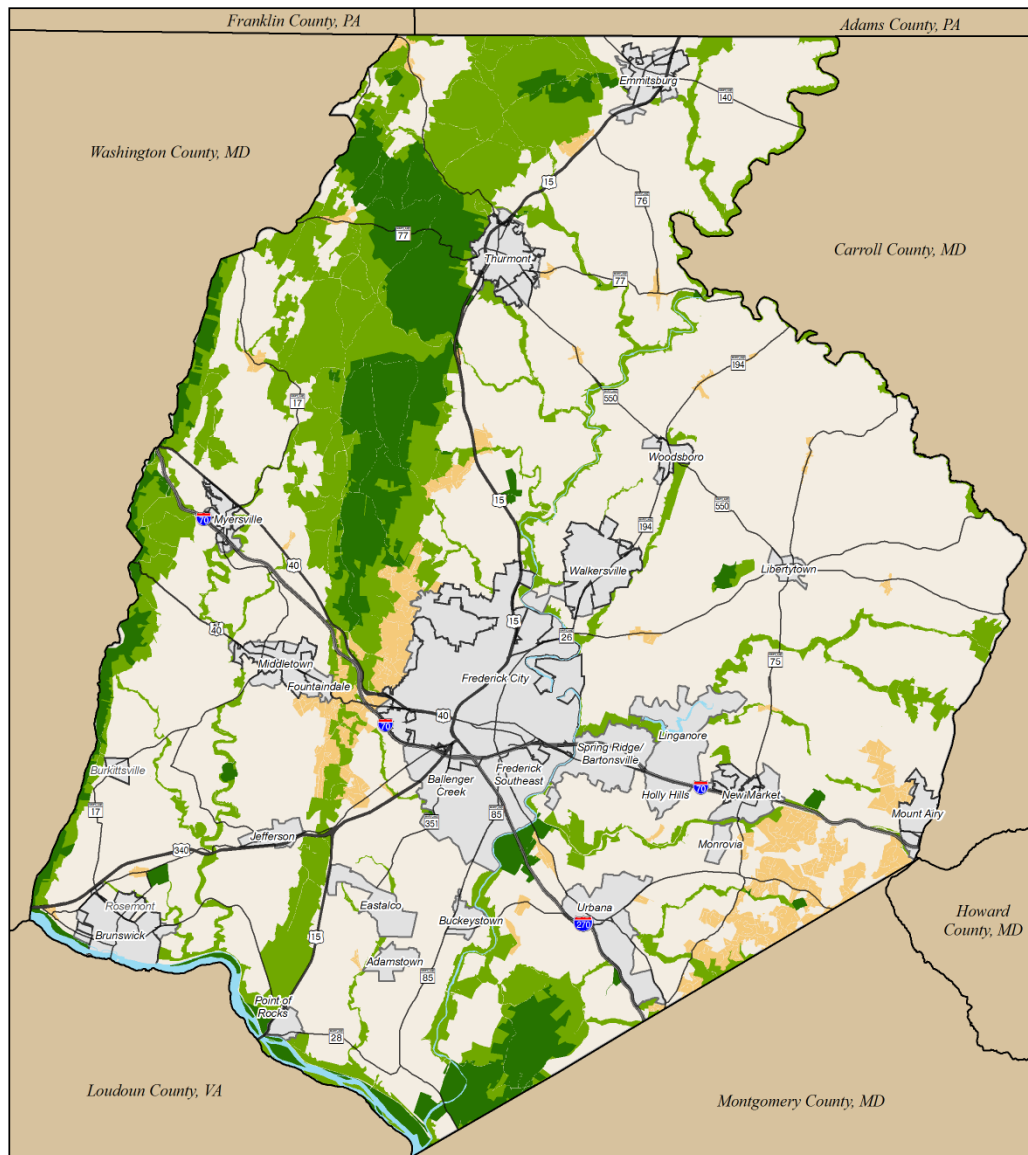
CONSERVING NATURAL RESOURCES AND GREEN INFRASTRUCTURE

FOREST

MOUNTAINS

STREAM VALLEY

PARKLAND/PROTECTED LAND

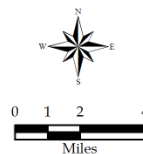


Green Infrastructure Element of The General Plan

Green Infrastructure Element
 Natural Resource Areas
 Public / Quasi Public Park Areas

Community Growth Element
 Municipalities
 Community Growth Areas

Agricultural & Rural Community Element
 Agricultural/Rural Areas
 Rural Community & Rural Residential



**Division of Planning
 GIS & Data Services Section**

April 8, 2010

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Where We're Going...

ASSESSMENT OF WATER RESOURCES

DRINKING WATER

WASTEWATER

**STORMWATER AND NON-POINT SOURCE
POLLUTION**

Where We're Going...

MANAGING OUR GROWTH


Where will future growth occur.

What form will new growth take.

When and at what rate will new growth take place.

How will new growth take form in our communities.

Where We're Going...

The background of the slide features three white, tapered pots arranged in a row. From the leftmost pot, a small green plant with two leaves grows. From the middle pot, a taller green plant with two leaves grows. From the rightmost pot, a large, dark-colored flower with multiple petals grows, its stem extending upwards. The entire scene is set against a light beige background.


MANAGING OUR GROWTH

Consistency with Municipal Plans

Acknowledges Municipal Growth

Facilitates Annexation

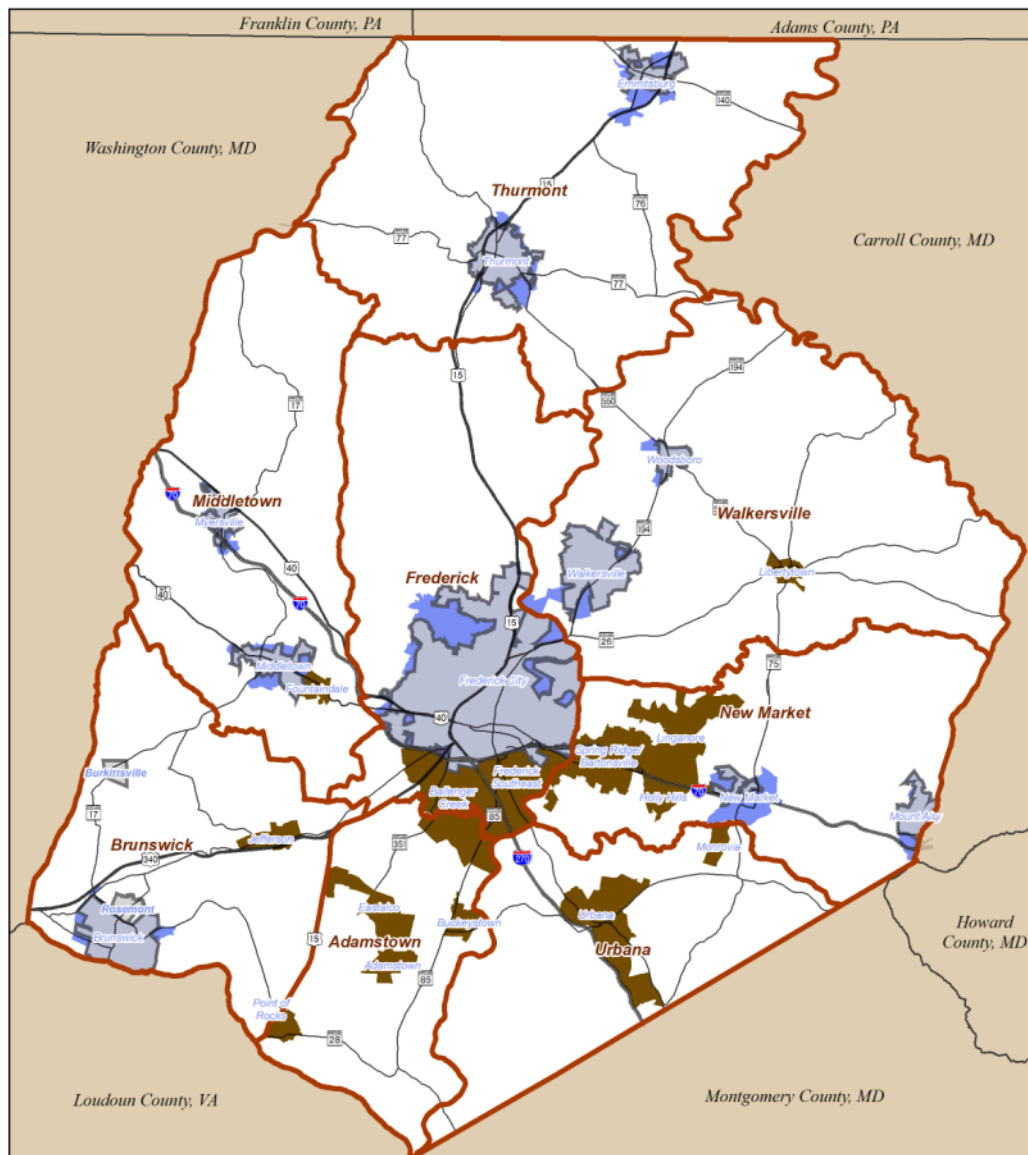
Where We're Going...

The background of the slide features a photograph of three white plastic pots arranged in a row. The pot on the right contains a plant with a large, dark-colored flower. The middle pot has a plant with a single, thin stem and a small, pointed bud. The pot on the left also has a plant with a single, thin stem and a small, pointed bud. The entire scene is set against a light, neutral background.

FUTURE PLAN UPDATES

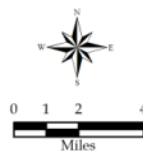
Corridor and Community Planning

Municipal 'Environs' Plans



Community Growth Plan and Planning Regions

- Municipalities
- Municipal Growth Areas
- Unincorporated Growth Areas
- Planning Region Boundaries



Division of Planning
GIS & Data Services Section
April 8, 2010

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Where We're Going...

IMPLEMENTATION

Organizes 'Actions' into broad categories

Assigns general timeframe

Overall strategies

BoCC Strategic Plan

Agency/Department Work plans

Plan Implementation Progress Report

FREDERICK COUNTY'S FUTURE

Quality of life will be enhanced and maintained.

Sense of community will be fostered.

Excellence in education will continue.

Transportation will satisfy demand.

Safe communities will flourish.


Rural, historic, and cultural amenities preserved.

FREDERICK COUNTY'S FUTURE COMPREHENSIVE PLAN ACCOMPLISHMENTS

- **FOCUSES GROWTH IN TRADITIONAL COMMUNITY GROWTH AREAS**
 - **VALUES SENSE OF PLACE, CULTURAL AND HISTORIC AMENITIES**
- **FULLY PLANS FOR RESIDENTIAL AND BUSINESS GROWTH**
- **ESTABLISHES PRIORITY PRESERVATION AREAS – 100,000 ACRES**
 - **ENSURING A LEGACY FOR VIABLE AGRICULTURE**
- **PROTECTS GREEN INFRASTRUCTURE AND NATURAL RESOURCES**
- **ENSURES ADEQUATE WATER AND SEWER**
- **WITH THE UPDATED ADEQUATE PUBLIC FACILITIES ORDINANCE LINKS THE PACE OF DEVELOPMENT WITH NEEDED INFRASTRUCTURE AND SERVICES**

PROTECTS AND PROMOTES A HIGH QUALITY OF LIFE IN FREDERICK COUNTY

BOCC ADOPTION

- **Countywide Comprehensive Plan Maps and Text**
 - **County Water and Sewerage Plan Maps**
 - **County Comprehensive Zoning Maps**
- 

CULMINATION OF BOCC

Growth Management Initiative

2008 - 2010

The bottom half of the slide features decorative elements. There are several light gray, wavy, horizontal lines that sweep across the width of the slide. At the very bottom, there is a solid red horizontal line.